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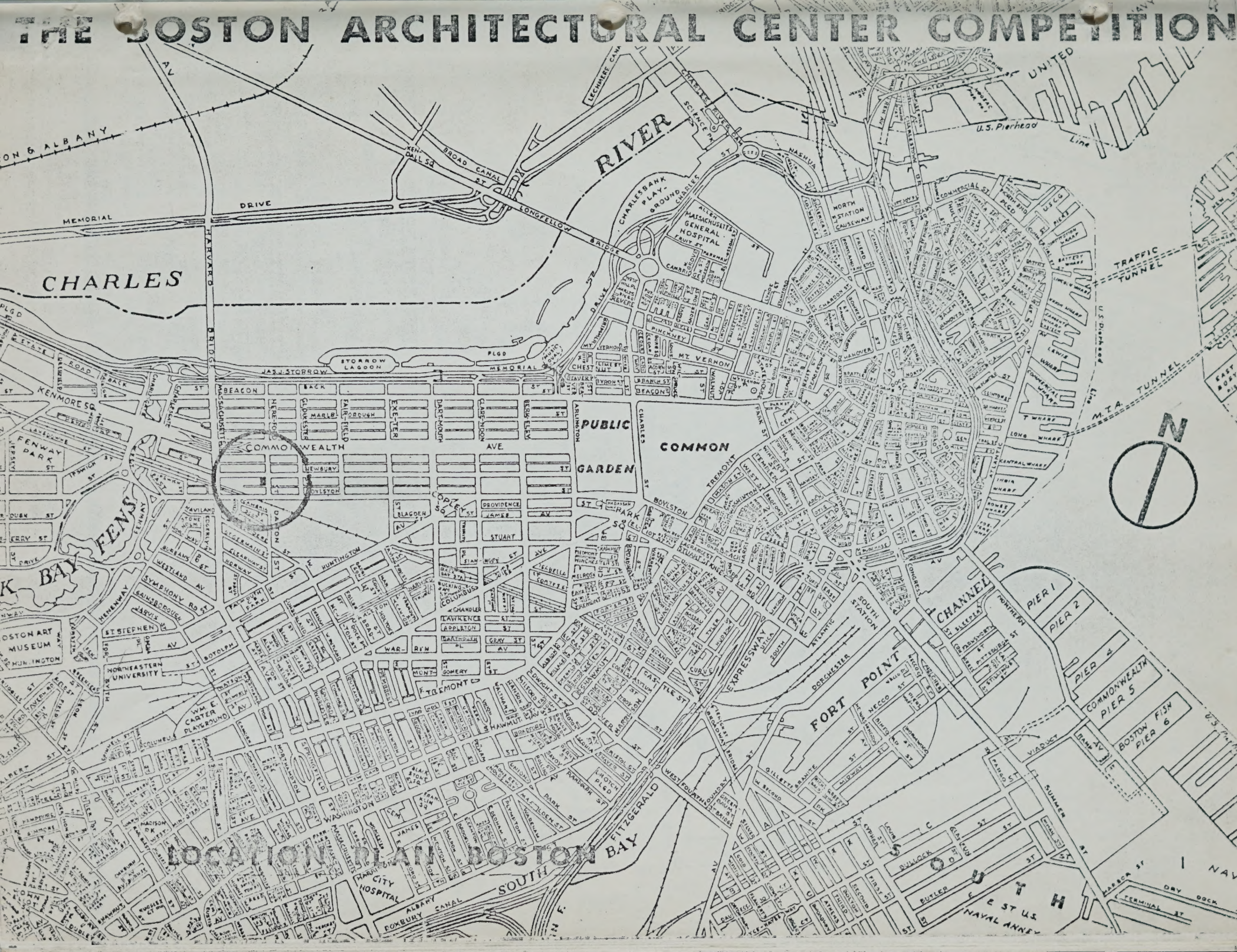
THE BOSTON ARCHITECTURAL CENTER COMPETITION



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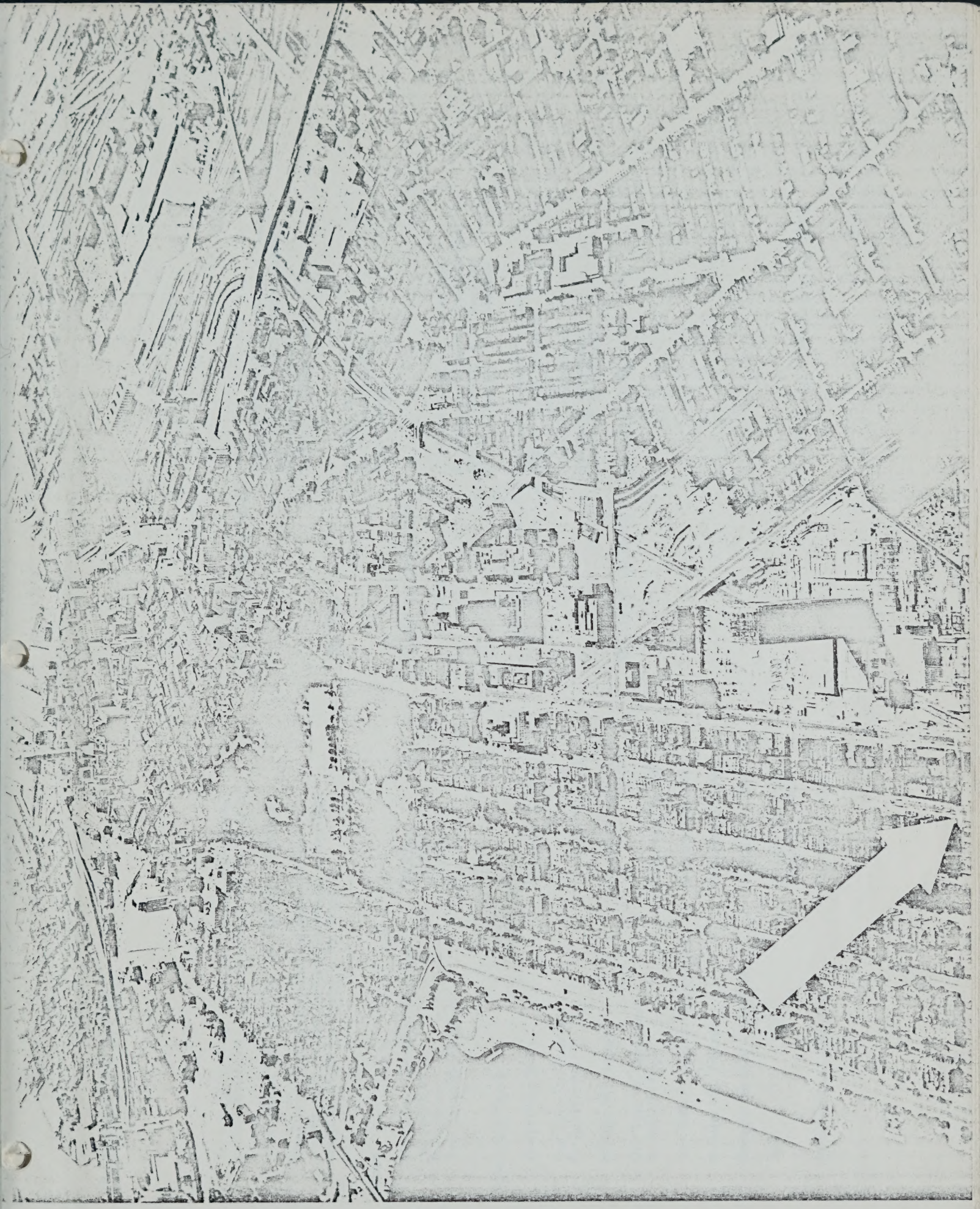
BOSTON ARCHITECTURAL CENTER



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COMPETITION

For a building of the educational, social, and organizational activities of the architects of Boston offered by

THE BOSTON ARCHITECTURAL CENTER

Open to members of Massachusetts architectural organizations who are registered architects as described under the Eligibility Clause in the Program

Prizes

First Prize - Architect's Contract	$5,000
Second Prize	3,000
Third Prize	1,000
Two Honorable Mentions	

Schedule of Dates

Competition Starts	December 2, 1963
Last Date for Questions for Bulletin No. 1	December 12, 1963
Bulletin No. 1 Issued	December 16, 1963
Last Date for Questions for Bulletin No. 2	December 19, 1963
Last Date for Registration of Entry	December 20, 1963
Bulletin No. 2 Issued	December 23, 1963
Competition Ends - 4:00 P.M.	January 20, 1964
Jury	January 31, 1964 February 1, 1964
Announcement of Winners	February 2, 1964

PROFESSIONAL ADVISER

Professor Walter F. Bogner, F.A.I.A.
c/o The Boston Architectural Center
320 Newbury Street
Boston 15, Massachusetts

TRUSTEES

John W. Ames, Jr. †
H. Daland Chandler
Hugh Shepley

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† deceased 9 November, 1963

INTERESTED LOCAL ORGANIZATIONS

IN ARCHITECTURE

Boston Society of Architects -
The Boston Chapter of the American Institute of Architects
James Lawrence, Jr., F.A.I.A., President

Massachusetts State Association of Architects
Francis B. Sellew, President

IN RELATED FIELDS

American Institute of Planners
Morton B. Braun, President

Boston Society of Landscape Architects
Vincent N. Merrill, President

Massachusetts Association of Consulting Engineers
John F. Maguire, Jr., President

Massachusetts Society of Professional Engineers
Paul W. Otto, President

Producer's Council
Junior H. Anderson, President

Master Builders Association of Boston
Phillip M. Horan, Jr., President

Massachusetts Building Congress
A. J. Martini, President

Associated General Contractors of Massachusetts
Michael Lilly, President

JURY OF AWARD

Pietro Belluschi, F.A.I.A., Architect, Dean,
School of Architecture and Planning
Massachusetts Institute of Technology
Cambridge, Massachusetts

José Luis Sert, C.I.A.M., Architect, Dean,
Graduate School of Design
Harvard University
Cambridge, Massachusetts

Ralph R. Rapson, F.A.I.A., Architect, Dean,
School of Architecture
University of Minnesota
Minneapolis, Minnesota

Arcangelo Cascieri, F.A.I.A., Sculptor, Dean,
School of Architecture, The Boston Architectural Center
Boston, Massachusetts

James Lawrence, Jr., F.A.I.A., Architect, President,
The Boston Society of Architects
New England Regional Director
Boston, Massachusetts

Lawrence B. Anderson, A.I.A., Architect, Chairman
Department of Architecture
School of Architecture and Planning
Massachusetts Institute of Technology
Cambridge, Massachusetts

Benjamin Thompson, A.I.A., Architect, Chairman,
Department of Architecture
Graduate School of Design
Harvard University
Cambridge, Massachusetts

Technical Adviser (without vote)
William J. Le Messurier
Consulting Engineer

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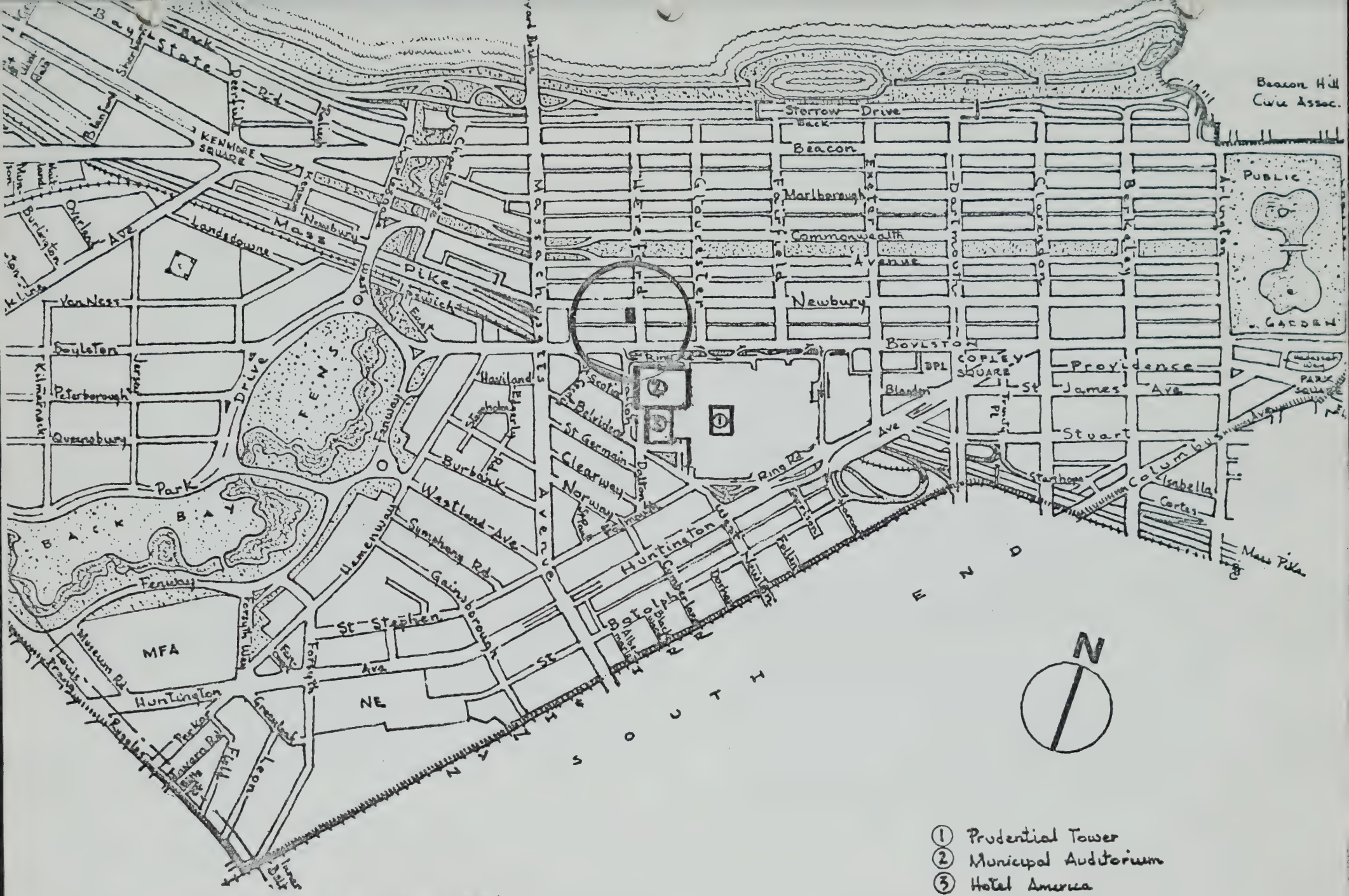


PLAN BACK BAY

BACKGROUND

The competition is for the design of a building of approximately 30,000 square feet at the corner of Newbury and Hereford Streets in Boston's Back Bay to replace makeshift quarters the Center bought in 1961 when forced to surrender for urban redevelopment its memorable old building on Somerset Street.

AIMS AND OPPORTUNITIES

The architect for the new Boston Architectural Center will be selected by competition. This is a unique opportunity.

As architects we are challenged to produce a building for our diverse uses that is of such quality as to command not only widespread attention but respect as well--reflecting credit on the whole profession. That it must obviously also meet a very tight budget only heightens the challenge.

Following our great City Hall contest this competition will further increase people's awareness of this method of architect selection devised for the single benefit of all architects, of architecture, and of the people at large.

Of course, the competition must be well run from start to finish. It will be--of this we are certain--for we have Walter Bogner to serve as Professional Adviser, a stroke of great good fortune for the B.A.C.

Ultimately, the success or failure of this bold effort will rest with all of us. With broad participation we can be certain of producing a building which will add luster to our profession and our city. With the achievement of these aims we will gain a fitting Center for our many activities.

James Lawrence, Jr., F.A.I.A.
President, Boston Society of Architects

December 2, 1963

THE REALIZATION

After the completion of a three year study of the Boston Architectural Center's long-range building requirements and a major fund raising campaign, it became apparent that the cost of remodeling the existing structure due to unforeseen weaknesses was comparable to the erection of a new building. Hence, the decision to build a new Boston Architectural Center was reached, and as time progressed the wisdom of this decision became reaffirmed. In order to achieve the most distinguished design the talent among those associated with the Center is able to create, the Board of Directors voted on October 30, 1963, to conduct a competition for the selection of an architect. The winner of this competition will receive a first prize of $5,000 and will be awarded the architectural contract for the new building, provided it comes within a budget of around a half a million dollars. Economic studies have indicated that this is possible for the Center to shoulder at the present time.

As site for the new structure, the valuable corner lot at Newbury and Hereford Streets in the Back Bay of Boston is available. The Center presently occupies the building on it and fully owns the property which is increasing in value due to the erection of the Prudential Center within a short distance of its doors.

The new building is not only intended to serve as a Center for the education of persons employed in architects' offices but also as the center of activities for the entire architectural profession of Greater Boston. In the new building, besides design studios, classrooms and library, and other educational spaces, there will be meeting rooms, offices, and social areas for the Boston Society of Architects (the local chapter of the American Institute of Architects) and other professional organizations devoted to building.

To those who know and appreciate the Boston Architectural Center, and those who consider themselves of the "B.A.C. family", the competition will be of particular interest. It will be their challenge to contribute a design for the new Center--to be realized in spite of financial limitations--that can offer future generations the same opportunities to elevate their standing in architecture former students enjoyed at the old Center. As we launch this competition, we find a certain pride in this unusual opportunity to play a role in our city's new spirited renaissance. The construction of the new Boston Architectural Center will give particular cause for celebration as it will coincide with the observation of our 75th anniversary.

H. Morse Payne, President
Boston Architectural Center

EDUCATION AT THE BOSTON ARCHITECTURAL CENTER

In 1889 architectural education at the newly incorporated Boston Architectural Club began under the leadership of Dean Langford Warren of Harvard and architect Clarence Blackall, the first holder of the Rotch Traveling Fellowship in architecture. The students worked in architects' offices during the day and obtained their education in drawing, design, and history in the evenings. Soon the work in design at the Club became that of an atelier affiliated with the Beaux Arts Society of Architects of New York. This concept of design teaching followed the methods of the Ecole des Beaux Arts in Paris both as to method of education and philosophy of design. As years went by, the Club, Harvard, and M.I.T. worked in close collaboration on their "projets" and the French critics of the schools gave many evenings to the Club. Judgments of the work of the two schools in Cambridge and the atelier of the Club were carried out jointly and the architects of Boston participated in the juries. With these happy relationships of teachers to practitioners and schooling to office training, the Club continued its education for nearly half a century and produced many now famous architects: Henry Bacon, Ralph Walker, Wallace Harrison, Louis Skidmore, and Edward Stone among the internationally prominent.

About 1940 with the modern movement in architecture firmly established in architectural education in the United States, the Club reorganized its teaching in keeping with the new philosophy. Many academic courses that had taken on a new importance under the new concept of design were added to the teaching at the Club.

In 1944 the Boston Architectural Club was reincorporated as the Boston Architectural Center for tax reasons. At that time the Beaux Arts system of architectural training had been completely abandoned and a strengthened and fresh method of teaching was offered in keeping with architectural education at Harvard and Massachusetts Institute of Technology.

Today we find the demands on the school of architecture of the B.A.C. increasing to such an extent that there is an urgent need for a building in which to expand the educational programs, to increase enrolment, and to create the proper environment for a high standard of education. The day time office training will remain an essential part of the preparation of students for architecture. As time goes on, offerings of the Center in architectural education will include studies in the humanities along with studies in the arts and the physical and social sciences that are so much a part of a well-balanced education in architecture on the college level. The Center is now an Associate Member of the Association of Collegiate Schools of Architecture--its goal is full membership. This can be achieved with a new building and a richer program of education on the college level. As time goes on, day time courses may be added so that full accreditation by the National Architectural Accreditation Board can be achieved. These high aims would, however, still allow persons who do not aspire for a degree the opportunity of taking courses to strengthen their opportunities in the architectural profession.

The Center is a unique educational organization for the development of knowledge and skills at low cost for men and women working in offices. Low cost of study is an essential feature of the Club because it makes possible that with the ever increasing tuition charges at Harvard and M.I.T., the great many who cannot enter these universities will still be able to develop their talents and become of value to the architectural profession. The reasonable opportunities for study at the Center are possible by the generous contribution of time and effort of practicing architects, teachers, and advanced students from the offices, schools, and other institutions of the Boston area.

The Center also provides pre-registration training for candidates for architectural registration. Courses are given for preparation in all subjects of the architect's examinations. The Center participates in the fullest in the efforts of the American Institute of Architects to strengthen the competence of the profession and to keep its members abreast of the technological and scientific advances the changing times bring.

With the realization of the new building, the Center intends to expand its program to include courses in research and advanced education for practicing architects. Further, the Center intends to offer the public opportunities to gain an understanding of architecture and the work of members of the profession through seminars, lectures, exhibitions, and panel discussions.

The new building of the Boston Architectural Center will be the permanent home for all architectural and related organizations in its territory. By means of this competition the Center hopes to achieve a distinguished building that will express the creative talent among its alumni and associates, serve the advancement of architecture, and act as rallying point for all architects of Greater Boston.

Arcangelo Cascieri, Dean
Boston Architectural Center

ARCHITECTURAL FACTORS

The new Boston Architectural Center building will take the place of former quarters of the Boston Architectural Club on Beacon Hill that had to be sacrificed for an urban renewal project. The old Club had an ideal combination of educational and social spaces--within them practically all activities of the architectural profession of Boston took place. Throughout most of the year the building was intensively used by architectural students who worked in offices in day time, and architects gathered there for meetings, dinners, and entertainment. The office the Club offered was always available for information and help in finding draftsmen or locating jobs for them. Students and architects mingled freely in the building. In the great hall with its balconies a succession of activities, lectures, dinners, dances, or plays brought young and old together.

The Club was full of souvenirs associated with memorable events. Gifts from members--chandeliers, balcony railings, tapestries, and the like--gave the building its charm and livable quality. Some of these are still available for incorporation in the new Center. With other mementos of new meaning to be expected as time goes on, the placement of items from the past cannot be considered in the plans for the future. Only one feature of the old Club will command the attention of the competitors: This is the Memorial Room, a handsome, paneled library with a magnificent collection of rare books.

The new Architectural Center should through its facilities and atmosphere revive the spirit of fellowship that prevailed at the "old Club." The character of the educational spaces should stimulate creative work and make the study of architecture enjoyable even during the long evening hours architects are compelled to spend.

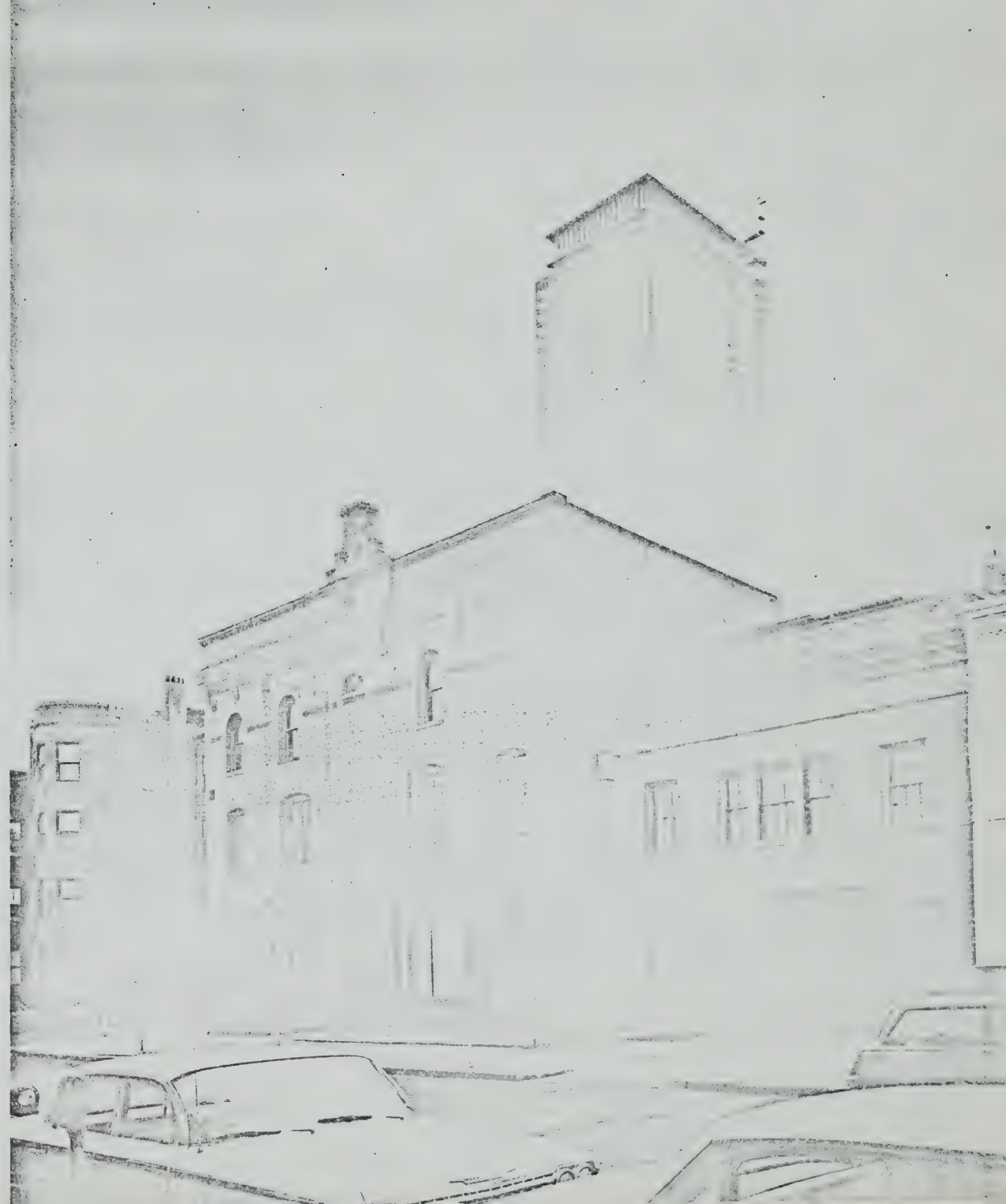
Some unusual buildings have recently been completed at Harvard, Princeton, and Yale for schools of art, architecture, or visual arts. This competition offers the opportunity to follow these artistic achievements by carrying architecture forward in a new building of a more complex function. The new Architectural Center is not just a school but it is a combination of school with a club and organizational headquarters that will bring the profession together and serve as a visual example of its creative skill.

In the design of the new Architectural Center that peculiar interrelation of educational and social areas which worked so well at the old Club should somehow be recreated even though it may appear in a totally different form. The study of architecture demands an environment that encourages students to work together to learn from each other, to join in discussion and conversation, and to enjoy the long hours over the drafting board. The exchange of ideas, opportunities for the observation of skills of fellow students, and mutual help and criticism are of particular importance when the formal instruction of a regular architectural school is not available. While with a lively atmosphere the design studios may become noisy, lecture space, the library, and the meeting hall should remain quiet and undisturbed. Ample opportunities to display designs, painting, or sculpture should exist throughout the building--some of the exhibits may be suitable for public showings.

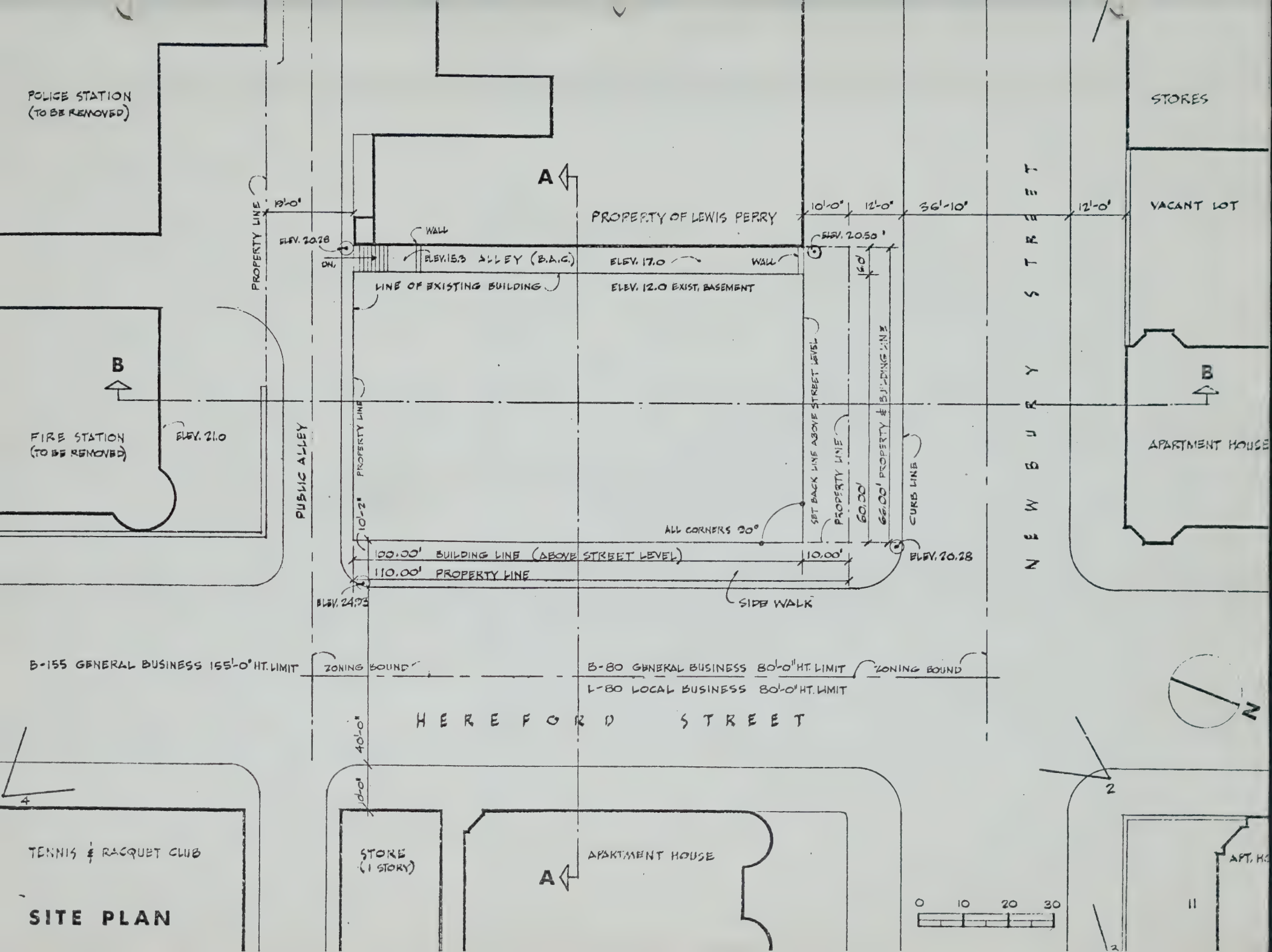
The tight budget for the new building will deny the elaboration of interior and exterior finish. The architectural design must therefore be bold and fearless in the showing of structural materials and architectural effects created by simple devices. Some interior partitions, installations for design displays, and space dividers will not be built under the general contract for the construction. They will be executed as time goes on by the students, the owner, or the tenants of rental space.

The challenge before the competitors is to create a new Boston Architectural Center that will draw together architects, students, and friends of the art of building to enjoy fellowship, to gain in competence, to develop skills, and to promote the understanding of architecture. The old building on Beacon Hill served these demands for over a half a century, and during its life drastic changes took place in architectural education and practice which the Club survived nobly. The new Center for the architects of Boston should serve the profession of a new age equally well. The site for the building is suitable for these aims--it is in the heart of the area where many architects' offices are located and in a section of the city that is now undergoing a rebirth through the construction of the Prudential Center.

A definition of the specific requirements for the new Boston Architectural Center follows.



NO. 1 - VIEW LOOKING EAST ON NEWBURY STREET


POLICE STATION
(TO BE REMOVED)
STORES
A
PROPERTY OF LEWIS PERRY
10'-0"
12'-0"
36'-10"
12'-0"
VACANT LOT
19'-0"
PROPERTY LINE
ELEV. 20.28
WALL
ELEV. 15.3 ALLEY (B.A.C.)
ELEV. 17.0
WALL
ELEV. 20.50
LINE OF EXISTING BUILDING
ELEV. 12.0 EXIST. BASEMENT
16'0"
NEWBURY STREET
B
B
FIRE STATION
(TO BE REMOVED)
ELEV. 21.0
PUBLIC ALLEY
10'-2"
PROPERTY LINE
SET BACK LINE ABOVE STREET LEVEL
PROPERTY LINE
60.30'
66.00' PROPERTY & BUILDING LINE
CURB LINE
APARTMENT HOUSE
ALL CORNERS 30°
100.00' BUILDING LINE (ABOVE STREET LEVEL)
10.00'
110.00' PROPERTY LINE
ELEV. 20.28
ELEV. 24.93
SIDE WALK
B-155 GENERAL BUSINESS 155'-0" HT. LIMIT
ZONING BOUND
B-80 GENERAL BUSINESS 80'-0" HT. LIMIT
L-80 LOCAL BUSINESS 80'-0" HT. LIMIT
ZONING BOUND
HEREFORD STREET
N
40'-0"
10'-0"
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TENNIS & RACQUET CLUB
STORE
(1 STORY)
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APARTMENT HOUSE
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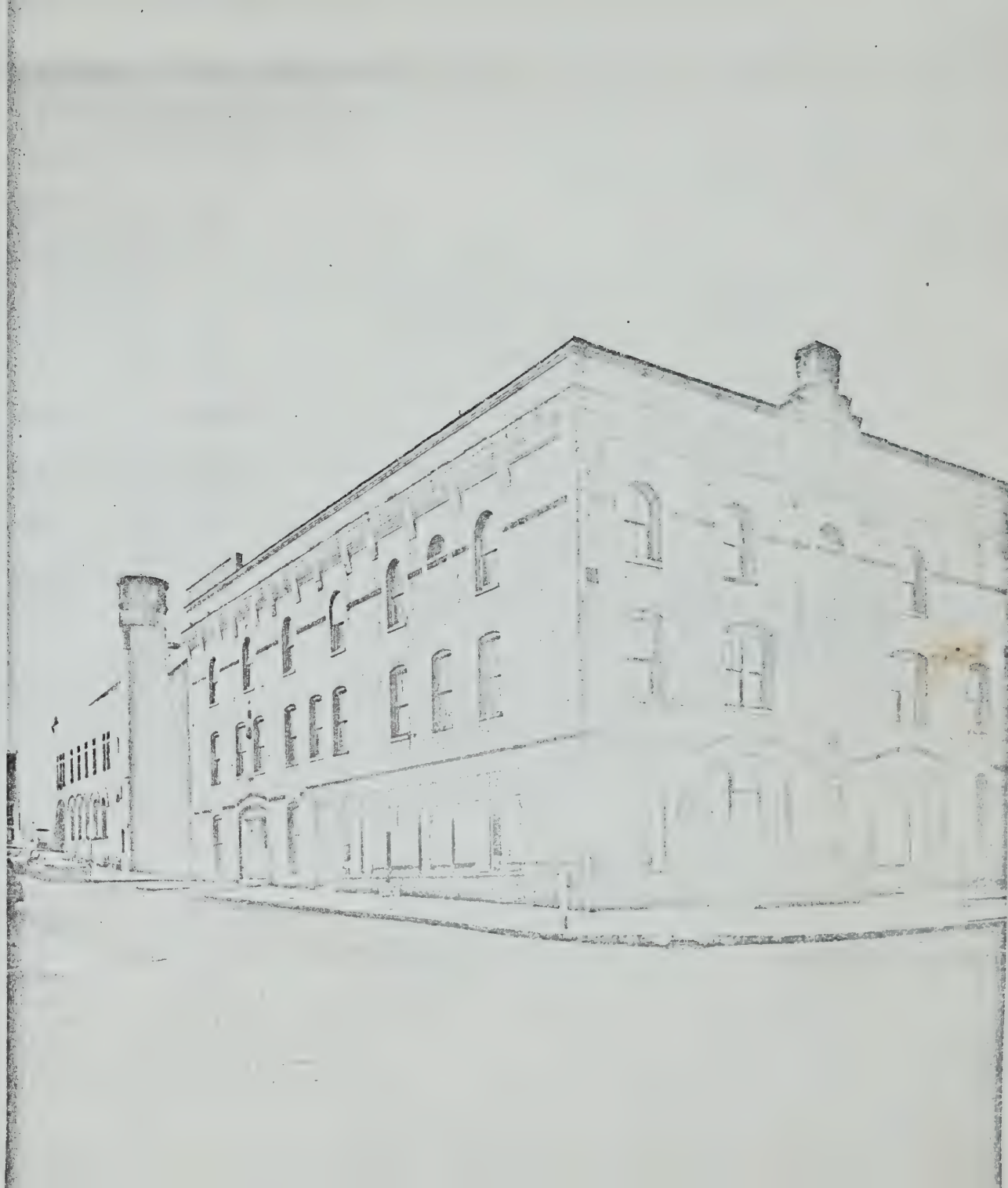
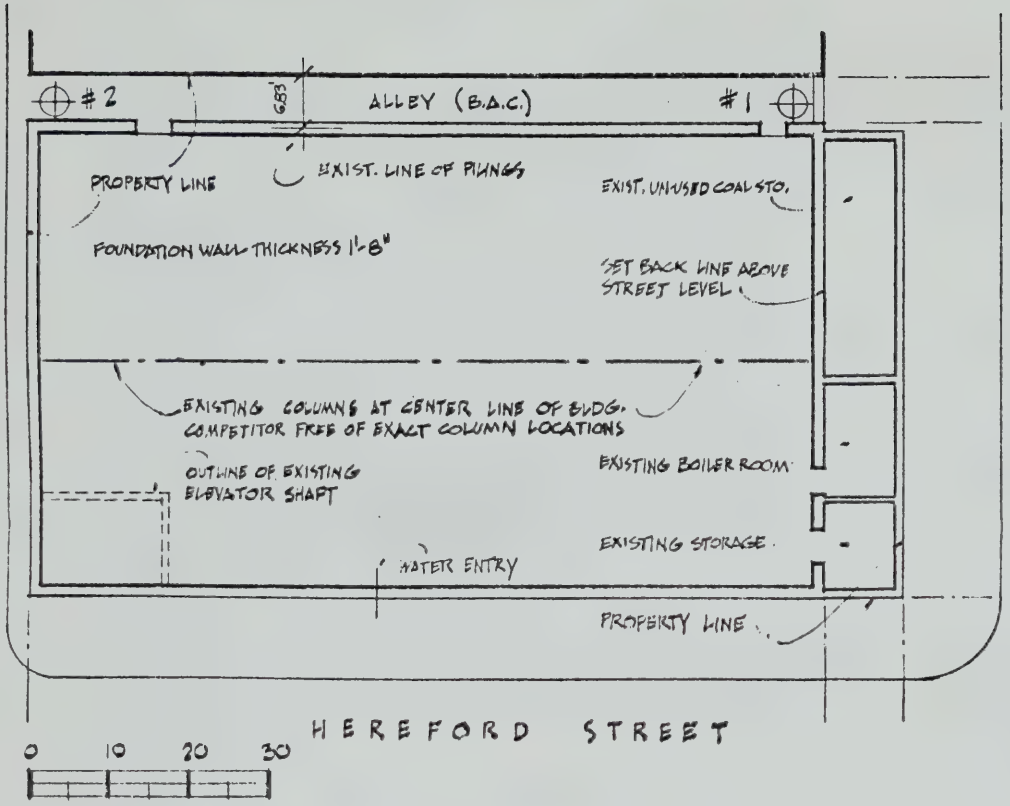
APT. H

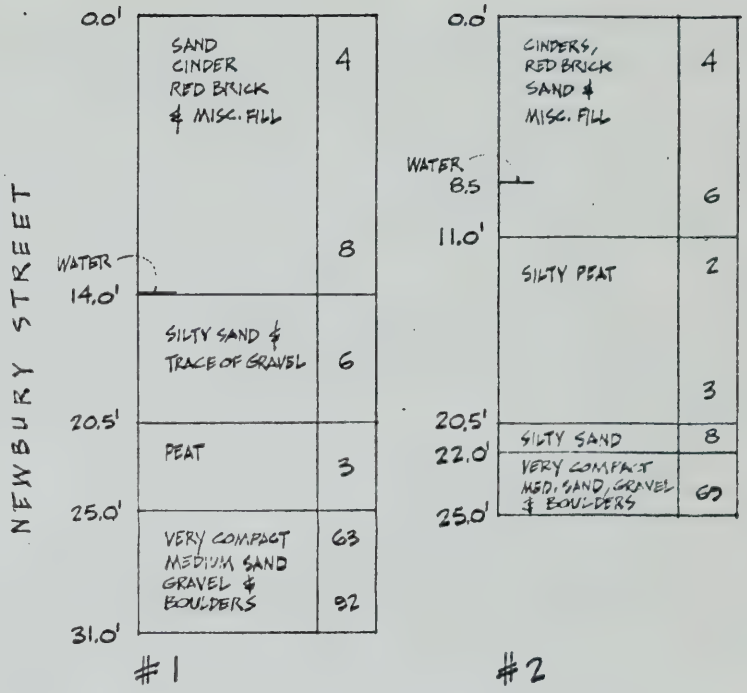
SITE PLAN



NO. 2
VIEW FROM CORNER OF NEWBURY AND HEREFORD STREETS



FOUNDATION PLAN



BORINGS' DATA

1. THE SITE

The site is a corner lot on Hereford and Newbury Streets. A location plan appears on the title page and a site plan on page 11. Photographs of the present building are included on pages 10, 12, 20, 29. The Hereford Street elevation will face the approach to the hotel of the Prudential Center. Newbury Street is presently the more important of the two streets on which the building is located. It starts at the Ritz Hotel as an elegant shopping street, but presently the section of Newbury Street where the Boston Architectural Center is located is in a twilight zone of mixed construction that will undergo considerable improvement as the rebirth of the Back Bay progresses. Continuing on Newbury Street toward Massachusetts Avenue are a series of low structures that no doubt will disappear and give way to better buildings as time goes on. Likewise, on Hereford Street, separating the building from the Prudential Center is a police and fire station. It is expected that this building will also be removed for some new structure. The new Boston Architectural Center, when built, may be higher than the surrounding structures on Newbury and Hereford Streets due to the fact that a new zoning ordinance will go into effect that will limit construction to two stories. Hence, among the aesthetic factors to be considered is the fact that not only Newbury and Hereford Streets will be important elevations but also the alley wall behind the police station affects the total appearance of the building, as can be seen from one of the accompanying photographs. The setback of 10 feet from the property line on Newbury Street is a mandatory requirement of the deed restriction to the property. It is, however, possible to have a basement within that 10' strip and to have stairs leading to an entrance, similar to the way it now exists. There is nothing to prevent the building over the 6' alley along the westerly property line. The technical problem involved with such construction is discussed under the Technical Requirements. The high point of the land is at the corner of Hereford Street and the alley, as will be seen from the grades given on the site plan.

The present buildings in the immediate neighborhood of the property are not expected to influence the design of the new Boston Architectural Center. In dealing with the neighborhood realistically, competitors should only consider future structures in terms of what building heights of the zoning law will allow.

2. SPACE NEEDS

The space needs for the new building of the Boston Architectural Center divide themselves into the following categories.

A) Educational Spaces, which include the design studios, classrooms, seminar rooms, and faculty room.

B) Shared Spaces, used for both social and educational functions; they include the meeting hall, exhibition space, library, club rooms for use by the Boston Architectural Center or the Boston Society of Architects.

C) Organizational Spaces, serving as administrative offices for the Center and for headquarters of the Boston Society of Architects.

D) Rental-Expansion Area, that is space to be leased initially by suitable tenants that, in the future, will be absorbed by the expansion of the educational spaces.

The immediate program of the Center requires approximately 23,200 square feet of floor area and 7,000 square feet of expansion space (for immediate rental), bringing the total to a gross area of approximately 30,000 square feet.

The competition design is for the immediate space program. However, in the design o f the building, it must be borne in mind that the space referred to as Rental-Expansion Area must be kept separate from the other spaces of the Center. In the future, without major construction, it should become possible to eliminate the separation of the rental space and to have it absorbed by the Center for the extension of the spaces assigned to the design studios, classrooms, and the library and offices. This future change in the building may require some reassignment of spaces of the initial plan to bring the expansion area into proper relationship with the various educational spaces. For this reassignment some offices, classrooms, and studios may have to be shifted to other locations. However, the library must remain fixed in its position, due to the initial installation of a Memorial Room, which cannot be moved. The library will demand by future reassignment an expansion area of approximately 1,300 square feet.

The areas referred to in the program up to this point have been gross space needs. In the subsequent tabulation of space requirements, net areas will be listed for the various spaces. These do not include corridors, stairs, elevators, storage, toilets, and other accessory service areas that will be referred to as "Architectural Spaces".

In a building of the type contemplated by the Center, corridors can be kept at a minimum. They are not to be provided in the Rental Area, except for a minimum amount of circulation space to give access to the elevators, main stairs, and toilets. Within the educational spaces, separate corridors are not needed in areas given to the design studios. What circulation may be needed within the Shared Spaces, or even in the Organizational Area, will hopefully become exhibition spaces. No allowance has been made for such corridors under Architectural Space. In this way, the area of Architectural Space can be kept at a minimum of approximately 30% of the gross area.

The following tabulation entitled "General Distribution of Present and Future Space Needs" allows the competitors some flexibility in the provisions for future space needs.

In the aim to obtain as much additional future studio space as possible, the figures given for items A., B., C., and E. may be varied by a deviation for each item not to exceed ten per cent. Mandatory is the maximum cost of the building of $500,000 with a maximum cost overrun of ten per cent.

GENERAL DISTRIBUTION OF PRESENT AND FUTURE SPACE NEEDS

Space Categories	Present Needs	Future Needs
A. Educational Space (studios, classrooms, seminar rooms, faculty room)	9,200	12,600
B. Shared Spaces (meeting hall, library, exhibition and club rooms)	6,300	8,200
C. Organizational Spaces (administrative offices for B.A.C. and B.S.A.)	1,700	2,400
D. Rental-Expansion Area Difference between Future and Present B.A.C. Needs (23,200 - 17,200 sq. ft.)	6,000	
Total Net Area	23,200 sq.ft.	23,200 sq.ft.
E. Architectural Space (allowance for corridors, stairs, elevator, storage, service areas, and wall thickness) Approximately 30 percent of net		6,960
Total Gross Area		30,160 sq.ft.

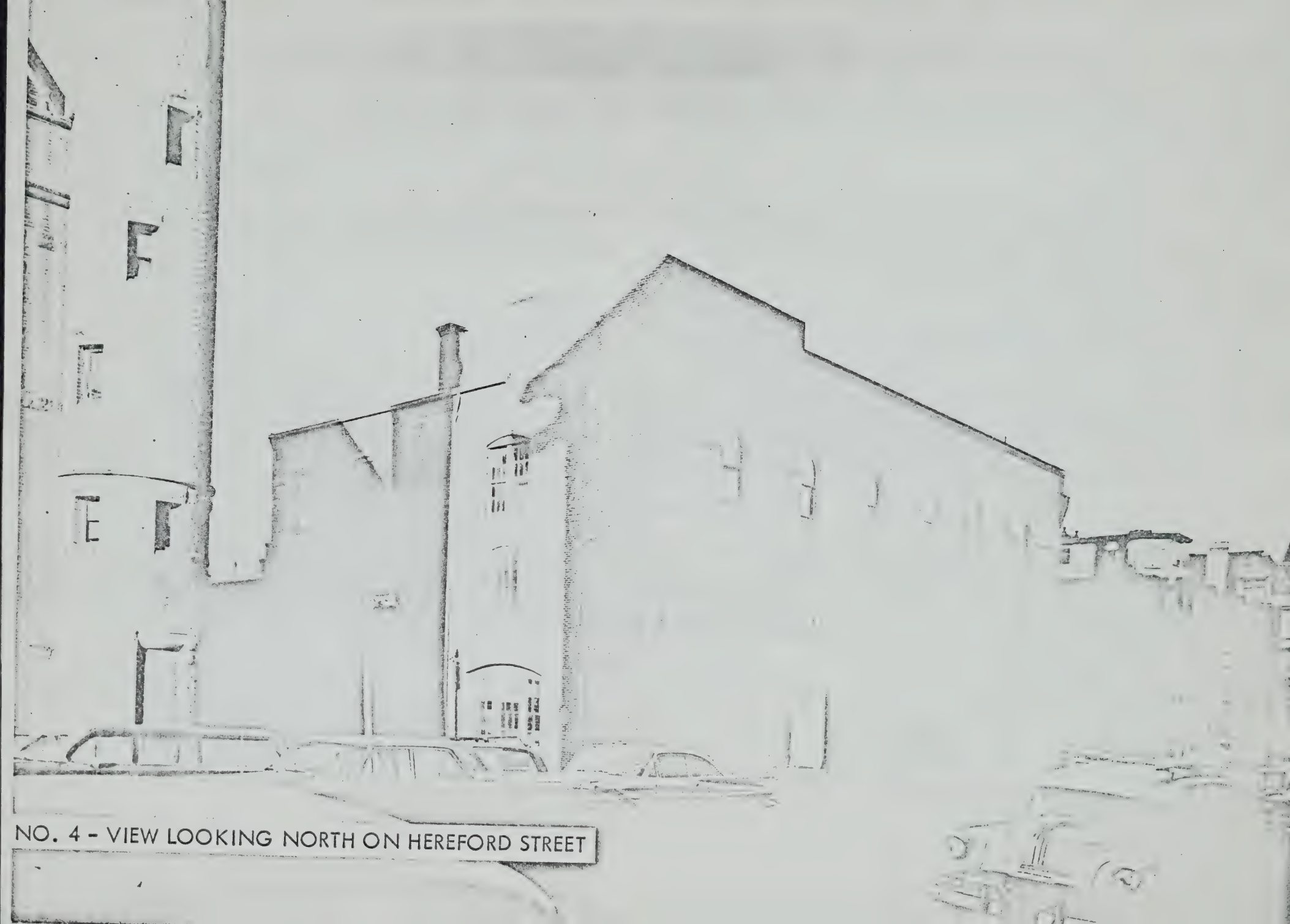
DETAILED SPACE REQUIREMENTS

A. Educational Spaces	Net Areas in Square Feet		
	Present	Expansion	
1. Design			
a. Architectural Design Studios	6,000 sq. ft.	1,400 sq. ft. minimum	The Design Studios will be used initially by about 200 students taking design problems of the five year program offered at the Center. As many as 200 students may register, but attendance varies. Each student is given 30 to 50 square feet of work area. The largest class in is first year with sixty to seventy students, the smallest in the fifth year with about six to eight. The tapering off in the sizes of the classes is most pronounced after the first year. Due to fluctuations in the class sizes, and to promote contact between students, the Design Studios should be housed in as near contiguous areas as practical. Critics prefer some separation of the studios assigned to them, but this need not and should not be created by rigid walls, but rather by some space dividers in the form of low screens or by changes in floor levels. Each studio critic will carry a load of 15 to 20 students.
b. Visual Arts Studio	1,000 sq. ft.	800 sq. ft.	Work in visual arts requires a space similar to the design studios, but with a possibility of separation for privacy (for life drawing). The possibility of future daytime classes should not be overlooked in the fenestration.
c. Workshop	400 sq. ft.		The shop will have power tools for model building. It should be near the architectural and visual arts studios, but separated by a dust-proof and reasonably sound-proof partition. The space must be wide enough in its narrowest dimension to permit safe cutting of large sheets of plywood.
d. Discussion Areas Three at 200 sq. ft. each	600 sq. ft.	400 sq. ft.	For group discussions, these should be located adjoining the studios. They may require three alcoves for group critiques, or they may be two alcoves and one enclosed room that can double as a seminar room.
2. Lecture Spaces			
a. Classroom	800 sq. ft.	800 sq. ft.	The lecture and seminar spaces will be in constant use for construction, history, and similar classes. They must be protected against noise from the studios or other areas, and designed for visual aids.
b. Seminar Room	200 sq. ft.		Note: In addition, periodic lectures will be held in the meeting hall listed under Shared Spaces.
c. Faculty Room	200 sq. ft.		This room serves as a faculty lounge for critics and instructors.

B. Shared Spaces	Present	Expansion	
1. Meeting Hall*	3,000 sq. ft.		The hall is used for lectures, dinners, meetings, dances, conferences, entertainment, and similar functions by the Center, architectural and other organizations (Boston Society of Architects, etc.). The social or organizational functions in the Hall frequently are totally independent of the activities of the Center, while at other times they may be a part of the regular educational or social activity of the Center. The access to the Hall by two hundred or more visitors or dinner guests demands special considerations. Separate coat room and toilets must be available and a space like the Members' Room, Bar, or Exhibition Room should be available for cocktails by organizations without disruption of the educational activities of the Center. Local exit requirements must be met.
2. Caterers Kitchen	300 sq. ft.		A service kitchen connected to a service entry, for the serving of food at dinner meetings.
3. Memorial Room*	700 sq. ft.		The Memorial Room shows on a drawing on page 23 -- it is the attractive oak panelled library with commemorative inscriptions that was one of the features of the former Boston Architectural Club. The Memorial Room houses mostly rare and scholarly books; its use as lounge or meeting room is frequent. The library will be a new room in continuous use by design students and others taking courses. During times the Memorial Room may be used by outside organizations, the library will have to remain available to the Center. The future extension to the library must permit the enlargement of the initial library with additional book storage and some readers' space. Present and future library must be given privacy and control in the use of reading material.
Library	700 sq. ft.	1,300 sq. ft.	
4. Exhibition Hall*	1,000 sq. ft.		The exhibition hall will serve for display of work of the Center or exhibitions from outside sources. The public must have easy access as the room will also be used to promote the profession. Exhibitions may be flat or three dimensional objects, and their previews may involve the serving of cocktails. (See also use of exhibition hall in connection with functions in meeting hall.) Exhibitions may extend into the foyer or entrance area of the Center.
5. Members Room	300 sq. ft.	600 sq. ft.	In this area members of the Center will lounge, smoke and converse without interfering with the educational activities in the classrooms or library. At times the room may serve for a lecture, exhibitions or committee meetings. For the future double the initial area shall be made available for the members room.
6. Bar	300 sq. ft.		The space shall be connected to the members room for B.A.C. members, and shall also be accessible for the serving of drinks to guests

	Present	Expansion	
C. Organization Spaces			at dinners in the meeting hall. Refrigerator, sink, and locked storage will be required.
1. B.A.C. Office	300 sq. ft.		
2. Dean's Office	200 sq. ft.		The offices listed under 1 to 4 serve the administration of the Boston Architectural Center in its educational functions. They should be at a central point that is accessible to outsiders and controls strangers or visitors to the exhibitions.
3. Assistant Dean's Office	150 sq. ft.		
4. Conference Room	250 sq. ft.		
5. Faculty Cubicles		700 sq. ft.	In the future eight cubicles as private desk areas for faculty will be required; they may be in the administrative areas or near the educational spaces.
6. Boston Society of Architects Room	300 sq. ft.		A permanent secretary of the Boston Society of Architects will use this room for the organizational work of the Society, and related professional organizations.
7. Records Room and Storage	500 sq. ft.		Files, supplies and equipment will be stored in two or more rooms so they can be used and kept under independent lock and key by the two principal organizations having offices in the building.
D. Rental-Expansion Area Sum of diverse expansion areas under A-C inclusive for future needs of B.A.C.		6,000 sq. ft.	The need for access by tenants with direct connection to the elevator and entrance from the street and the provision of separate toilets has been stressed elsewhere. While the area must be rented, the ability to find desirable tenants, the necessity to meet their space needs in a flexible way, and the provision of good space for good income is of importance. Ultimately the Rental Space will be absorbed by the school of the Boston Architectural Center for its expansion. Hence, the character of the design of the building should not be harmed by a rental space of commercial appearance. The partitioning of the rental space will be provided by the tenants. If possible - without loosing the demands for the use of the space described above - to have the rental space near the educational spaces where expansion is demanded by the listings in this chart, such solutions will receive consideration by the jury.
Sum of net area needs for present needs of Boston Architectural Center A-C inclusive	17,200 sq. ft.		
Total Net Area for Space Needs		23,200 sq. ft.	* Note: Spaces marked with asterisks are prestige areas in the Center.

	Present	Expansion	
E. Architectural Space Allowance for gross area	6,960 sq. ft.		For the purpose of allowing the competitors some flexibility toward the creation of a good design for the building, this "Architectural Space" is treated separately. The plans of the building will permit differing degrees of efficiency with regard to design of the service core and the treatment of entrances to the building. Therefore, the sum allowed for "Architectural Space" permits some variation in its area. Under the general description of space needs, it was arbitrarily assumed that this architectural space would require thirty per cent of the net area for the entrances, lobbies, corridors, stairs, elevator building, storage, mechanical services, wall thicknesses, and the like. Special design considerations govern the principal entrances to the building due to the fact that the ecucational facilities of the Center, the organizational offices of the architectural organizations, the private rental areas in the building, and the semi-public areas referred to as Shared Spaces must be reached with the proper separation and adequate architectural quality to impress the visiting public.
Total net area carried forward		23,200 sq. ft.	
Total Gross Area for Building		30,160 sq. ft.	



NO. 4 - VIEW LOOKING NORTH ON HEREFORD STREET

3. TECHNICAL REQUIREMENTS

Building Laws: The construction of the building comes under the jurisdiction of the Massachusetts Department of Public Safety's code B-1, the Boston Zoning Code and the Boston Building Code. The deed to the property also contains restrictions. Competitors are apprised that their submissions will be checked for compliance with these instruments on the following points.

1) Zoning restrictions limit the height of the building to 80 feet, measured from the mean sidewalk grade to the top of the roof, but excluding skylights, vents, penthouses and other structures not designated for human occupancy.

2) The deed restriction requiring a setback of 10 feet from the Newbury Street property line permits construction over the total lot area of 66' x 110' only under the sidewalk. Above the sidewalk level, construction can be carried out over the majority of the lot (i.e. an area of 66' x 100') to a height of 80 feet.

3) Section 132 of the Boston Building Code classifies schools like the Boston Architectural Center as Group C occupancy. This demands Type 1 construction which is defined as incombustible in all its structural parts of buildings, with exterior walls of 4-hour fire-resistive construction; floors and roofs of 3-hour fire-resistive rating.

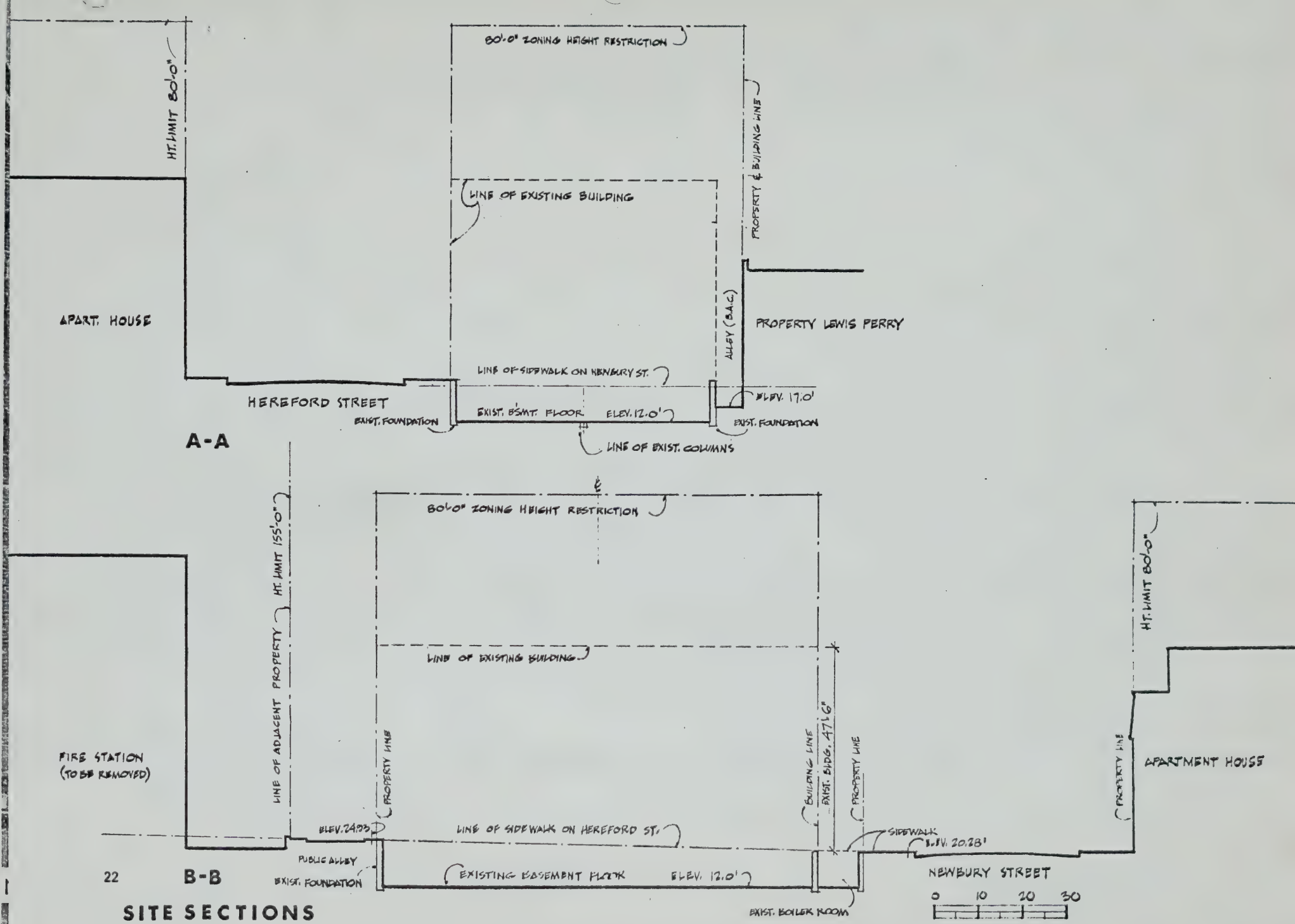
Foundation Problem: For the foundations of the new building, the existing pile caps and piles may be used as far as one is able to tell from present knowledge. Prior to the start of working drawings, test pits and other investigations will determine whether this assumption is correct. Present basement walls appear to be strong and sound enough to support light curtain walls for six to seven stories above the basement. Under this category of wall, concrete walls or a concrete frame with infill panels would qualify, and it is by no means to be assumed that only a light metal and glass curtain wall would have to be used.

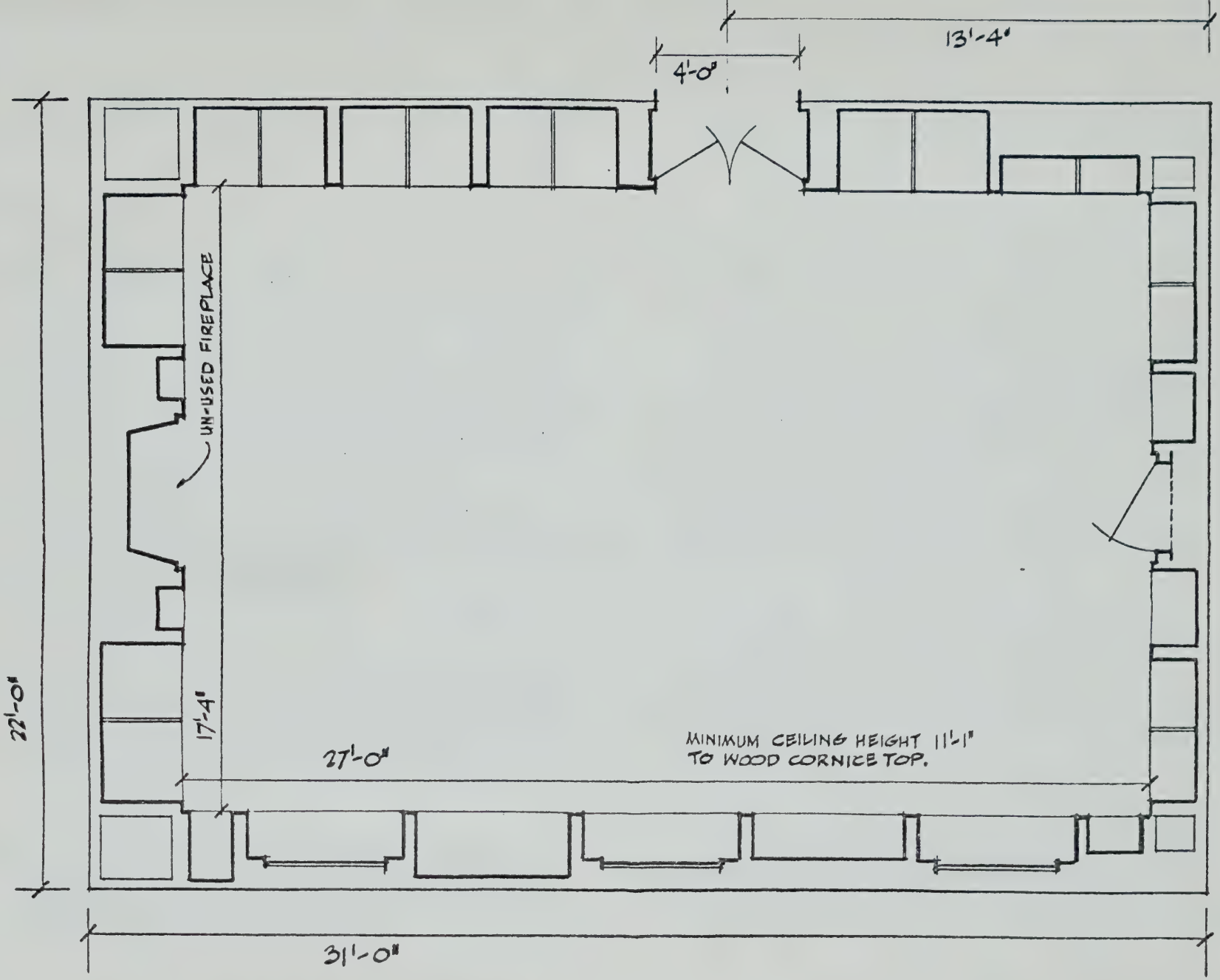
Presently the floors of the existing building are carried by a row of columns parallel to Hereford Street in the center of the property, and the piles and pile caps under these columns again may be capable of carrying the additional loads required for the proposed new Boston Architectural Center building. This column location may not satisfy competitors, nor may the location of the exterior wall along the 6' alley perpendicular to Newbury Street provide the best plans for the structure above the first floor. Engineers have expressed the opinion that, on the basis of present knowledge, it may be possible to cantilever from the existing foundation wall along the alley to the property line about 6' away.

The foundation plan with the boring data, appearing on page 13, shows the existing conditions in the present basement and the subsoil conditions. Should a competitor find it advisable to choose new locations for interior columns, he would be confronted with the necessity of providing additional piles. The cost of such piles might not add more of an increase to the cost of the building than the allowable variation of ten per cent from the $500,000 construction cost would provide.

Mechanical Installation: Heating shall be taken from the district steam lines of the Boston Edison Company. Ventilation shall be provided to assure the air changes required for places of assembly and work areas; cooling is not required.

The toilet provisions demand 4 wc for 50 females and 8 wc and 10 urinals for 200 males, and separate toilet facilities for staff and janitors. The availability of toilets for each sex on every floor is desirable, but they must occur at least on alternating floors.


HT. LIMIT 80'-0"
80'-0" ZONING HEIGHT RESTRICTION
PROPERTY & BUILDING LINE
LINE OF EXISTING BUILDING
APART. HOUSE
ALLEY (B.A.C.)
PROPERTY LEWIS PERRY
LINE OF SIDEWALK ON NEWBURY ST.
HEREFORD STREET
ELEV. 17.0'
EXIST. BSMT. FLOOR ELEV. 12.0'
EXIST. FOUNDATION
EXIST. FOUNDATION
A-A
LINE OF EXIST. COLUMNS
HT. LIMIT 155'-0"
80'-0" ZONING HEIGHT RESTRICTION
HT. LIMIT 80'-0"
LINE OF ADJACENT PROPERTY
LINE OF EXISTING BUILDING
PROPERTY LINE
BUILDING LINE
EXIST. BLDG. 47'6"
PROPERTY LINE
PROPERTY LINE
FIRE STATION
(TO BE REMOVED)
APARTMENT HOUSE
ELEV. 24.93
LINE OF SIDEWALK ON HEREFORD ST.
SIDEWALK
ELEV. 20.28'
PUBLIC ALLEY
EXIST. FOUNDATION
EXISTING BASEMENT FLOOR ELEV. 12.0'
NEWBURY STREET
EXIST. BOILER ROOM
0 10 20 30
22
B-B
SITE SECTIONS



PLAN MEMORIAL LIBRARY

COMPETITION CONDITIONS

a. Scope of the Competition

The competition is for the selection of an architect who, having submitted the design chosen for first prize, will qualify for the contract for the execution of the project. The competitors are asked to submit their illustrations for the design of a new building for the Boston Architectural Center in the form described under Required Submissions. This program outlines the space needs to be provided for in the building and also defines the conditions for participation in the contest and the ultimate award of an architectural contract for the construction of the Boston Architectural Center building.

b. Prizes and Awards

The jury of award will select the best design submitted for the first prize and choose second, third and honorable mentions for the following awards.

First Prize - Architect's Contract	$5,000
Second Prize	3,000
Third Prize	1,000
Two Honorable Mentions	

The awards will be paid within thirty days after the judgement of the competition. The first prize of $5,000 is an on account payment towards the architect's fee if a contract for services is concluded. Should for unforeseen reasons no contract be awarded, the monetary prize will be the payment for the design and full compensation for the work of the competitor.

c. Authorization

The Board of Directors of the Boston Architectural Center intends by this competition to obtain preliminary designs for the planning of the project and also to select an architect for its execution. The Directors reserve unto themselves the right and responsibility for the award to the winner of an architectural contract. For the conduct of this competition, a sum sufficient for prizes and expenses is available. By unanimous vote an allowance of $12,000 was authorized on October 30 for prizes and competition expenses.

d. Type of Competition

Approval of this competition by the American Institute of Architects has been ascertained. According to the A.I.A. Competition Code this is classified as a Type A-I Single Stage Competition. Participation is open to contestants conforming to the requirements for eligibility described in the following paragraph.

e. Eligibility

All competitors must be registered architects or must associate themselves with a registered architect for the purpose of this competition. Within the aforesaid basic requirement, the eligibility for participation is limited to participants coming within one or more of the following six categories.

1) Members of the Boston Architectural Center.

2) Present or former students of the Boston Architectural Center.

3) Present or former faculty or critics of the Boston Architectural Center.

4) Members of the Boston Society of Architects.

5) Members of the Massachusetts State Association of Architects.

6) Architects registered in Massachusetts.

The competitors must file a registration blank on the form provided at the end of this program not later than December 20, 1963. With the aid of this blank, the eligibility of the competitors will be verified.

f. Professional Adviser :

Professor Walter F. Bogner, F.A.I.A., of the School of Design of Harvard University has agreed to serve as Professional Adviser to prepare the program and assure the fair conduct of the competition. His address for this competition is: Professor Walter F. Bogner, F.A.I.A., Professional Adviser, c/o the Boston Architectural Center, 320 Newbury Street, Boston 16, Massachusetts.

g. Inquiries

All questions pertaining to this competition shall be addressed in writing to the Professional Adviser on or before the dates stipulated in the schedule of dates at the beginning of this program.

h. Professional Qualifications of Competitors

To award a contract for architectural services for the new building, the Board of Directors must have evidence that the architect to be given the responsibility for the execution of the project is qualified by experience to handle an assignment of this type. While it is intended to have this competition widely participated in so that new talent can be given a chance to become the architect, the pressure for time in obtaining a building permit and the demands for economical and efficient construction require that competitors give assurance of their competence. With the registration blank a letter or brochure shall be submitted to show the competitor's experience in the handling and execution of architectural projects. The information supplied by the competitors will not be available to the jury and will in no way influence the choice of a design. In case the Board deems it necessary, the winner may be asked to associate himself with a firm that is mutually acceptable to him and the awarding authority to assure competent performance of the execution of the project.

i. Interpretation of Requirements

The competition program gives the competitors a certain flexibility toward the achievement of facilities for the educational, social, and organizational uses of the building. In the text entitled Space Needs, the types and areas required for various uses are listed as mandatory requirements. The square footage figures are given as net areas for the rooms. For circulation space, closets, service areas, stairs, elevator, toilets, and the like, additional space shall be provided that will be referred to as "architectural space". The square footage allocated to architectural space will vary with the designs submitted. The gross area for the building, made up of the net area for space needs and the area for architectural spaces, shall permit that the building may be erected for $500,000 as the sum of the construction contract. The competitors are requested not to exceed this limit by more than ten per cent. This $500,000, under an efficient method of design and construction, is assumed to provide for an approximate gross area of 30,000 square feet of floor space in the building.

j. Anonymity

Competitors are not allowed to communicate directly or indirectly with members of the jury, the Professional Adviser, the Trustees, or officers and directors of the Boston Architectural Center, on matters pertaining to this competition except as provided for under Inquiries. Proof of any such breach, as determined by the Professional Adviser, will result in disqualification. Each competitor in submitting an entry affirms that he has complied with all provisions to conceal the authorship of his entry and agrees that any deviation therefrom renders null and void his rights and standing in the competition. The Boston Architectural Center for its part undertakes to conduct the competition in such a way that the responsible authorities, the jury, and the Professional Adviser have no means of identifying the entries until the jury decisions have been made.

All submissions in the competition shall be double wrapped for delivery. (See Delivery of Submissions.) Upon receipt, the outer wrappers will be removed by the receiving personnel and destroyed. An inner wrapper without any markings or identifications should then appear that completely conceals the submissions and safeguards their anonymity. Attached to each of the packages shall be a plain, unmarked, and sealed envelope containing the name of the competitor in the same form it appears in his registration.

The submissions and their envelopes will then be given an identifying number. The envelopes will be kept unopened by the Professional Adviser. All submissions will be checked for compliance with the program and judged. During checking and judgement they will only be known by their identification numbers. After the jury has rendered its decision, the Professional Adviser will present the envelope for opening at an award ceremony.

k. Jury of Award

The jury will give balanced consideration to the planning of the building in terms of its functional and technical aspects; the aesthetic qualities of the design; and the cost of construction.

The jury of award shall consist of the following members.

Pietro Belluschi, F.A.I.A., Architect, Dean,
School of Architecture and Planning
Massachusetts Institute of Technology
Cambridge, Massachusetts

José Luis Sert, C.I.A.M., Architect, Dean,
Graduate School of Design
Harvard University
Cambridge, Massachusetts

Ralph R. Rapson, F.A.I.A., Architect, Dean,
School of Architecture
University of Minnesota
Minneapolis, Minnesota

Arcangelo Cascieri, F.A.I.A., Sculptor, Dean,
School of Architecture, The Boston Architectural Center
Boston, Massachusetts

James Lawrence, Jr., F.A.I.A., Architect, President
The Boston Society of Architects
New England Regional Director
Boston, Massachusetts

Lawrence B. Anderson, A.I.A., Architect, Chairman
Department of Architecture
School of Architecture and Planning
Massachusetts Institute of Technology
Cambridge, Massachusetts

Benjamin Thompson, A.I.A., Architect, Chairman,
Department of Architecture
Graduate School of Design
Harvard University
Cambridge, Massachusetts

Technical Adviser (without vote)
William J. Le Messurier
Consulting Engineer

l. Judgement

The Professional Adviser and his assistants will examine the entries prior to their presentation to the jury to verify their compliance with the requirements of the program. The area diagrams and cost figures will be checked by qualified estimators. Any instance of noncompliance will be reported to the jury which, after a study of the case, may vote to disqualify the entry from further consideration.

The Professional Adviser may not vote on the jury, but shall report on the conditions of the submissions found during checking of compliance. He will be available to assist the jury during the judging in the interpretation and handling of the submittals.

In the review and evaluation of the submissions, the jury will first study the program to become thoroughly familiar with its requirements and the objectives of the architectural program involved in the competition. The jury will set for itself a certain method of procedure and then study the merits of each submission. The review of the designs will continue until the five best submissions have been found and all others have been eliminated by majority vote for falling short of top quality. After careful deliberation and decision by majority vote, the five designs chosen for final consideration will be placed in an order based on the gradations in their total qualities. Finally, the design placed first will receive first prize, the second will be given second prize, the third will be given third prize, and the remaining two designs will receive honorable mentions.

m. Jury Decision and Report

The responsible authorities of the Boston Architectural Center agree that the decisions of the jury will be final in respect to the selection of the winning design and other awards, and that all their decisions shall be binding on all competitors.

The jury shall submit to the Professional Adviser a written report summarizing the findings in relation to its evaluations in judging excellence among the entries. A detailed critique of the award winning entries shall be included in that report, a copy of which shall be sent to all competitors.

n. Notification

At an announcement ceremony devoted to the opening of envelopes identifying the competitors the names of the award winners will be announced. The Professional Adviser will notify those award winners who have indicated by letter their inability to appear at the announcement ceremony. The notification will be made by telegram. A list of all award winners and report of the jury will be sent to all competitors and made available to the press.

o. Contract Award

The Boston Architectural Center agrees that within fifteen days following formal announcement it will either release the winning competitor from his obligations after paying him his prize award, or it will enter into an agreement with him in the name he has given on his registration form for architectural and engineering services. His fee will be in accordance with the latest schedule of charges of the Boston Chapter of the American Institute of Architects. The rate will be the B rate for new construction. The Board of Directors will prepare the usual form of A.I.A. contract for architectural services.

p. Exhibition and Publication

No entries submitted shall be exhibited or published until the results of the judgement have been announced. The Boston Architectural Center reserves the right to exhibit and publish any or all submissions as it may elect. Every reasonable effort will be made to insure that all architects are given full recognition for their designs in accordance with their requests for names to be credited. See registration form.

q. Return of Entries

Following termination of the final judgement, the Boston Architectural Center shall arrange for the return of all submissions to the competitors, except for such entries as have been selected for exhibition and/or publication, which shall be returned within twelve months. The $5.00 to be paid on registration will cover the charges of handling and shipping.

r. Ownership

The entries that were given cash prizes shall become the property of the Boston Architectural Center, but no ideas represented in them shall be used without due compensation.

The winning competitor acknowledges the right of the Boston Architectural Center to carry out his design if necessary through his personal representatives, successors, or assigns, without additional expense to the Center beyond the terms of the contract.

REQUIRED SUBMISSIONS

The drawings listed below shall be submitted on stiff white boards measuring 20" x 30". No other sizes are accepted. These boards may be drawn on directly or a smooth white tracing paper or print may be mounted on them. All plans shall show the compass points and a graphic scale. In general, the lettering and the presentation shall be arranged to have Hereford Street always be the bottom of the plans. The 20" x 30" sheets may be used horizontally or vergically, but all sheets shall be uniform in their direction. There is no limit to the number of sheets, but for handling of the judgement as few boards as practical shall be used.

I. PLANS AND ILLUSTRATIONS OF THE BUILDING

a. Plans of every level of building at 1/8" = 1'-0" scale.

Separate drawings shall be made of each floor; not less than two plans shall appear on a board. Walls included as part of the proposed construction contract shall be "poched" with black ink, those intended as work by owner or tenant shall be shown without poche. Each floor shall be identified by its name and an elevation figure giving its grade in relation to the figures on the site plan. Rooms and areas shall be identified. All levels of the building, including sub-basements and penthouses or others affecting the square foot estimates of cost shall be drawn out.

b. Two sections (longitudinal and cross section) at the scale of 1/8" = 1'-0".

c. Two elevations at the scale of 1/8" = 1'-0".

d. Street level plan showing complete site with streets and alleys in their full widths.

e. A perspective drawing of the building drawn in black and white on a sheet measuring 20" x 30", in accordance with a prescribed location of vanishing points.

f. Two interior perspective sketches of some prestige space drawn in black on white on 20" x 30" board.

g. Model at the scale of 1/8" = 1'-0", set on a base of 20" x 30". Model should show the projecting and receding surfaces and the fenestration of building. In place of submission of a model from competitors in distant places, four photographs of a model on 11" x 14" enlargements may be substituted.

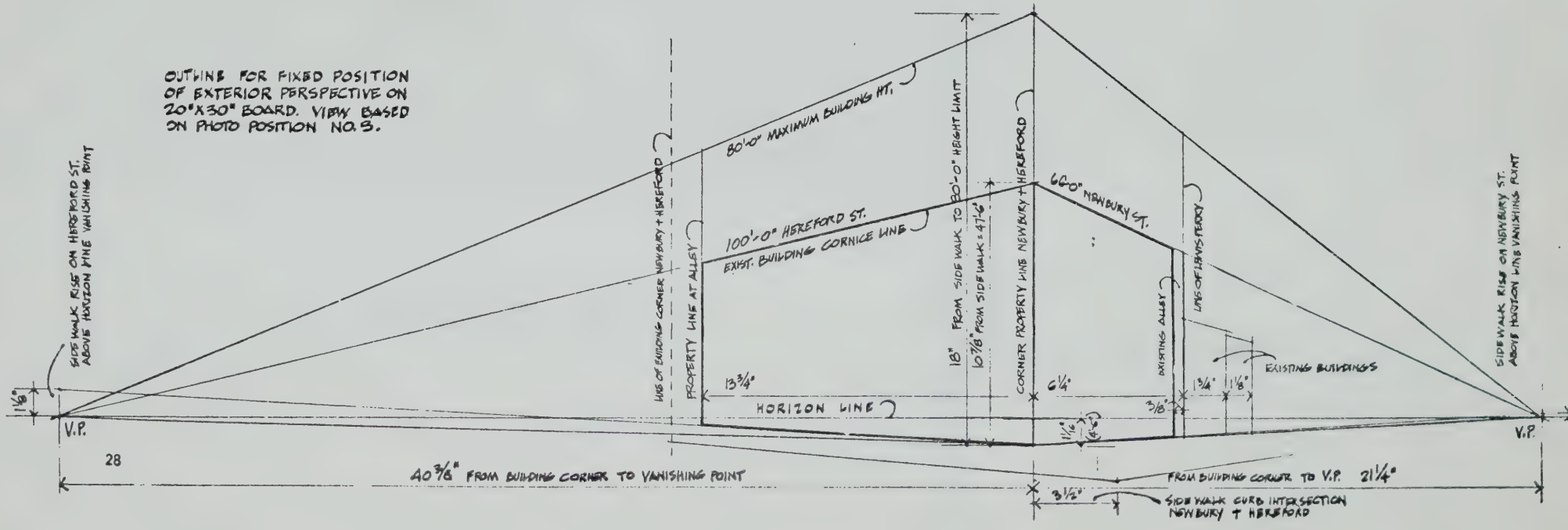
II. AREA DIAGRAMS AND PRELIMINARY ESTIMATE

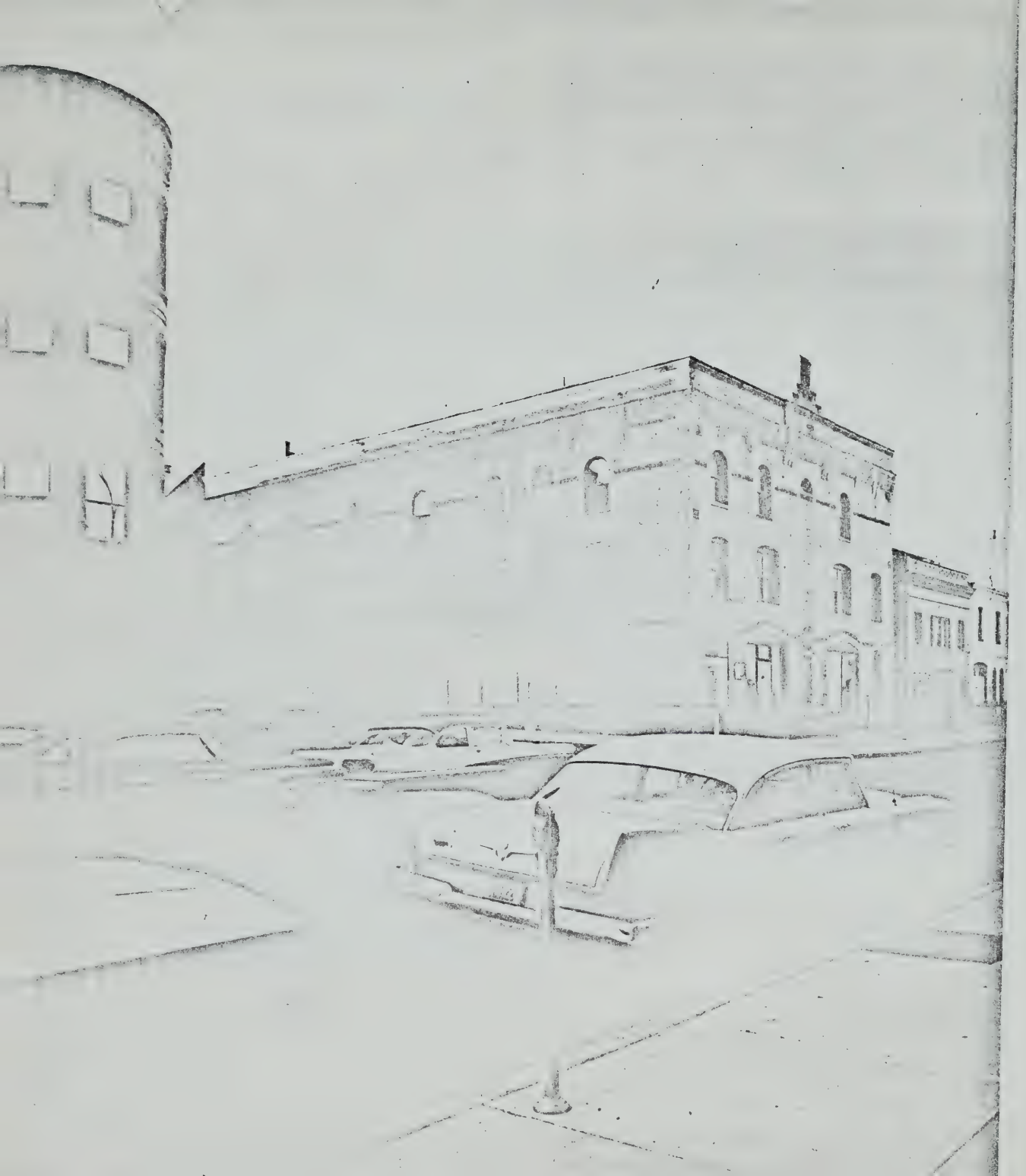
The diagrams, on 8-1/2" x 11" sheets, shall give in the form of a tabulation (a) the areas represented on each of the levels of new construction in square feet, (b) the total gross area, (c) a realistic square foot cost figure which the competitor should explain with the aid of an outline specification of the construction method and materials that influence the cost. (A professional estimator will verify the estimates.) (d) total estimated construction.

III. DELIVERY OF SUBMISSIONS

Entries in the competition shall be packed in accordance with instructions given below and delivered to the Boston Architectural Center, 320 Newbury Street, Boston, Massachusetts, not later than 4:00 P.M. on Monday, January 20, 1964. Entries from distant cities shall be shipped by air and evidence of their shipment before 12 noon of January 20 shall be provided.

They shall be in two parcels, unless mailed from a distance with model submitted in the form of photographs. Parcel A, a flat package of drawings, and Parcel B, a flat wooden box or stiff carton containing the model. While normal precautions will be exercised in handling, storage, and unpacking of the entries, nevertheless, competitors are urged to take every possible precaution in the packing to prevent damage to the entries. The model shall be firmly glued and securely held in place in its container. Each package shall be double wrapped in accordance with the requirements for anonymity described under Competition Conditions.


OUTLINE FOR FIXED POSITION OF EXTERIOR PERSPECTIVE ON 20"X30" BOARD. VIEW BASED ON PHOTO POSITION NO. 3.
SIDEWALK RISE ON HEREFORD ST. ABOVE HORIZON LINE VANISHING POINT
80'-0" MAXIMUM BUILDING HT.
100'-0" HEREFORD ST.
EXIST. BUILDING CORNICE LINE
60'-0" NEWBURY ST.
LINE OF BUILDING CORNER NEWBURY + HEREFORD
PROPERTY LINE AT ALLEY
18" FROM SIDE WALK TO 80'-0" HEIGHT LIMIT
10 7/8" FROM SIDE WALK = 47'6"
CORNER PROPERTY LINE NEWBURY + HEREFORD
EXISTING ALLEY
LINE OF LEWIS FRONT
EXISTING BUILDINGS
SIDEWALK RISE ON NEWBURY ST. ABOVE HORIZON LINE VANISHING POINT
13 3/4"
HORIZON LINE
6 1/4"
3/16"
1 3/4"
1 1/8"
1 1/8"
V.P.
V.P.
40 3/8" FROM BUILDING CORNER TO VANISHING POINT
FROM BUILDING CORNER TO V.P. 21 1/4"
3 1/2"
SIDE WALK CURB INTERSECTION NEWBURY + HEREFORD



NO. 3 - VIEW LOOKING WEST ON NEWBURY STREE

CONCLUDING COMMENTS

The competition aims for an unusual building that can be built. A mere design that cannot be executed because of technical or financial impossibilities will not result in the award of an architect's contract. The architect for the building will assume considerable responsibilities. These will not only involve the usual demands of satisfying a client by having the execution run smoothly and completing a building without defects. The architect will also hold a considerable responsibility toward his profession. The construction of the building and its final quality will represent the architectural profession to the public. This would be easier to accomplish if the allowable cost of the building were not as low as it has to be. The conditions described in the program allow some flexibility regarding the achievement of low cost, but the total sum presently available for the construction contract is fixed. The variations possible to stay within that sum rest first in the efficiency of the layout and next in the economy of the construction. Utilization of existing foundations and basement walls to the extent possible, and elimination of unnecessary interior finish will help. A certain amount of partition work comes under the category of "owners or tenant changes" and, therefore, need not be carried under the allowable construction contract sum. (The construction outline and the drawings must be clear about the extent of work to be included in the contract.)

The approach to the development of a design that aims for the prize and the architect's contract must be one directed toward achievement of total architecture: it must provide the balanced answer to the demands of function, efficiency of construction, and aesthetic appeal.

Much has been said about the significance of the building and the challenges before the designers in the opening statements of this program. Boston has a long tradition of distinguished architecture and architects. There is every reason to hope that out of this competition another design will result that will command the broadest admiration for the skill and talent in our profession.

Walter F. Bogner, F.A.I.A.
Professional Adviser

CREDITS

Fairchild Aerial Surveys, Inc.
Phokion Karas - Photography

Tear out this page and use for registration

THE BOSTON ARCHITECTURAL CENTER COMPETITION

REGISTRATION FORM

Complete this form and return to:

Walter F. Bogner, F.A.I.A.
Professional Adviser
The Boston Architectural Center
320 Newbury Street
Boston 15, Massachusetts

No registrations will be accepted after December 20, 1963. Date of this registration.....

The undersigned wishes to register for entry in the Competition for the Boston Architectural Center. The firm (or individual) responsible for this entry believes itself (himself) eligible to compete on the basis of the information given below. The individual(s) signing agree to abide by the rules and conditions of the Competition.

Name of Firm .....

Address for all communications .....

Individual(s) responsible for the firm's entry:

NAME (please print, include signature)	ARCHITECT'S REGISTRATION State	No.	A.I.A. MEMBER Yes	No	BAC, BSA, MSAA Affiliation	Date
1).....	.....		.....		.....	
2).....	.....		.....		.....	
3).....	.....		.....		.....	

NAME OF ASSOCIATES (please print)	PROFESSIONAL TITLE	ADDRESS
1).....	.....	.....
2).....	.....	.....

A list or brochure of major jobs executed from plans of the firm or its associates is attached to this registration.

Names as they should appear in exhibition and publication of entry.....

.....

For costs of handling and shipping of submissions enclose five dollars in a check.

Issued as a part of the Competition Program by the Professional Adviser

LIBRARY
BOSTON ARCHITECTURAL CENTER

BAC LIBRARY
57099

Boston Architectural Center
competition.
Closed Stacks
NA2300.B67 B66 1963

57099

Please sign your name legibly in the first available space. You are responsible for the return of this book. It must NOT be taken from the Reading Room except when charged out for Overnight use.

9591

Date	Name		
	THIS DOES NOT LEAVE THE LIBRARY		
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